Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-001
Issue Date	10 Aug 2026
Valid Until	24 Aug 2026

• Offer valid for 14 days from issue

J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 2,033,508

Approx. USD 554,089

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Kirill Zlobin Prospective Buyer	Girish Ojha

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 422
UNIT TYPE	**SALEABLE AREA**	**REGISTRATION**	**SELECTED PLAN**
Apartment	1,092 sq ft	DLD · Oqood	Scheme C

03 Selected Payment Plan

Scheme C — 40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived fo...

SCHEME C

40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived for the unit under this scheme. The balance 60% to be paid by way of 40 quarterly installments equivalent to 1.5% of the Sale Price starting from the date of handover.

DURING CONSTRUCTION	POST HANDOVER	TOTAL PAYABLE
AED 693,393	AED 1,220,105	AED 2,116,848
USD 188,935 · incl. fees	USD 332,454	USD 576,798 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	81,340	22,164
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	203,351	55,409
October 2026	10% Construction Payment	203,351	55,409
January 2027	10% Construction Payment	203,351	55,409
April 2027	Construction Payment	0	0
Total during construction (incl. fees)		**693,393**	**188,935**

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	101,675	27,704
02	Nov 2027	101,675	27,704
03	Feb 2028	101,675	27,704
04	May 2028	101,675	27,704
05	Aug 2028	101,675	27,704
06	Nov 2028	101,675	27,704
07	Feb 2029	101,675	27,704
08	May 2029	101,675	27,704
09	Aug 2029	101,675	27,704
10	Nov 2029	101,675	27,704
11	Feb 2030	101,675	27,704
12	May 2030	101,675	27,704
Post-handover total		**1,220,105**	**332,454**

04 Available Payment Schemes

Alternative structures for UNIT 422

Scheme A

40% payment during construction; 60% on handover;

TOTAL PRICE **AED 1,729,500**

Scheme B

40% during construction; balance 60% over 5 years post handover ; with first year service charges waived for the unit under this scheme The balance 60% to be paid by way of 20 quarterly installments equivalent to 3% of the Sale Price starting from the date of handover

TOTAL PRICE **AED 1,908,600**

Scheme C

SELECTED

40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived for the unit under this scheme. The balance 60% to be paid by way of 40 quarterly installments equivalent to 1.5% of the Sale Price starting from the date of handover.

TOTAL PRICE **AED 2,096,400**

Original Scheme

50% payment during construction; 20% on handover; Balance 30% over 2 years post handover

TOTAL PRICE **AED 1,747,000**

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-001

Issued 10 Aug 2026

Expires 24 Aug 2026

Valid for 14 days from issue

This offer is issued by Hirat Developers through its appointed brokerage and is valid only until the date stated above. Prices, availability, and payment schemes are indicative and subject to change without notice until a reservation is confirmed and approved by the developer. All amounts are quoted in UAE Dirhams (AED); USD figures are approximate and for reference only. This document does not constitute a contract or an obligation to sell.